



Board of Assessors

February 5, 2009 – 9:00 a.m. - **Minutes**

* * *

Present: Chairman Marty Treadup, Assessor Peter Berthiaume, Clerk, Peter S. Barney, Administrative Assistant to the Board, Robert Pacheco, Assessor, and Carol Roy, Administrative Assistant

Meeting Called to Order at 9:00 AM.

Minutes of the December 31, meeting moved for acceptance by Mr. Pacheco, Seconded by Mr. Berthiaume. All in favor.

Three excises voted: 39443, 38760, 39261

Board voted to allow Betterment Deferral for 134-299. There was discussion about qualifications between Clause 41 and 41 A and the Betterments under 41A between Carol Roy, Mr., Treadup and Peter Barney.

Three Clause 50's were voted - 45-3, 95-176, and 41-181 all received a \$500 exemption for the Mother-in-law Apartment.

Two ATB cases in January were ruled - 62-249-D with a \$9,500 reduction (100.23 in tax) which was the original purchase price. Mr. Barney pointed out that the ATB commissioner using the actual purchase price as a value would impact any other cases where the purchase prices are higher than the assessed values which should make ATB cases for any of these other condos difficult to pursue by the taxpayers.

Second ATB case at 124 A 17 was ruled for a \$46,000 reduction on the value of excess land which Mr. Barney pointed out was another instance of the ATB using a method of valuation contrary to the methodology which Assessors are forced to use to arrive at Assessments. The reduction will be carried forward into 2009 since an Overvaluation Application was filed.

Board voted to add the \$1.00 charge back with a Notarized affidavit about disposal of automobiles.

Board also voted to add a \$2.00 charge for Sealed property verification requests.

Property at 46-202 was voted to exempt. (405 County) (Women's Center)

Clause 18	14-208	\$150
	111-79	\$575
	20-60	\$350
	103-258	\$ 350

All four were voted by the Board to exempt the tax amounts for Fiscal 2009.

ATB update by Mr. Barney four cases two with Witkin, one with Prentiss (Mello) and Jim Henry with dates and reschedules for spring 2009. "And the Polaroid case has been decided but we will not grant the abatements until we determine if the other side chooses to appeal the decision".

Mr. Treadup read the Overvalues with recommendations to Deny. All voted in favor of the recommendations:

77-325	84-83	85-57	93-107	103-253	120-129D	136 C 22
138-1	22-82	23-63	29-60	132-I-12	132-478-3X	132-891H

136-C-50	49-146	58-489	71-386	90-65	106-159	106-170
109-298	120-129A	15-57	20-70	35-223	54-86C	130-G-224
132-478L	136-257	13-118	28-2	38-238	84-328	98-32
120-129G	130B-146	130-B-191	130-D-318	130-D-334	113-302	132-493
134-408	124-A-17	18-61	50-262	65-44	58-251	65-253
71-150	71-256	73-215	91-15	132-J-43	8-194	76-160
77-213	98-121	127-A-147	132-891-GG	137-A-21	20-27	26-94
37-314	46-41	58-228	71-39			

Mr. Treadup read the following recommendations for abatement, all voted for them.

85-53	\$25,200		20-186	\$63,000	
127-E-175	\$24,200		114-54	\$22,000	
136-261	\$21,300		98-57	\$10,300	
14-166	\$12,300		136-379	\$ 8,100	
71-160	\$ 1,600		83-117	\$ 10,700	
125 B 108	\$11,000		91-178	\$ 41,400	
130-A-52	\$ 4,100		104-130	\$ 12,300	
130-D-241	\$15,200		130 B -148	\$40,500	
5-122	\$ 8,400		114-138	\$ 35,000	
6-43	\$12,000		124 A 17	\$ 61,500	ATB Decision
15-176	\$49,700 (CONDITION)		44-329	\$14,100	
56-16	\$ 3,300		77-256	\$20,500	
56-208	\$ 3,800		132-1-2	\$ 3,300	
58-422	\$ 7,800		134-f-20	\$ 8,300	
77-169	\$27,100		73-6	\$10,200	
121-14	\$39,600		40-52	\$43,600	
121-98	\$23,400		50-378	\$28,700	
50-383	\$ 3,600		108-161	\$115,100 (Fire damage)	
58-314	\$ 14,500		110-320	\$ 2,100	
127-c-199	\$14,900		Tabled for a visit 128-24.		
123 a 275	\$ 234.73 Tax only PROPERTY WENT TO EXEMPT-City holding				

Mr. Berthiaume mentioned that WBSM and the SECRETARY OF State advertising to file abatements caused us to have a large number of filers, which Mr. Barney addressed on the radio and both he and Mr. Barney attended the Rockdale Ave Neighborhood Association meeting. Mr. Berthiaume also asked about the Tavano case currently at the DOR for an advisory opinion, which seeks to have the assessors rectify a mistake made by the former Treasurer of the City.

Next Meeting: February 11, 2009 at 9:00 AM.

Adjourned: 10: 45AM

Submitted by:

Peter Berthiaume, Clerk